

RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY AUTHORIZING FILING OF
AMENDATORY APPLICATION FOR LOAN AND CAPITAL GRANT FOR PROJECT NO.
MASS. R-35

WHEREAS, the Boston Redevelopment Authority is party to a Loan and Capital Grant Contract with the United States dated January 25, 1967;

WHEREAS, it is necessary and in the public interest for purposes of Project No. R-35 described in said contract (hereinafter referred to as the "Project"), that said Loan and Capital Grant be increased to provide for additional loan and grant assistance;

WHEREAS, Title VI of the Civil Rights Act of 1964, and that regulations of the Housing and Home Finance Agency effectuating that Title, provide that no person shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination in the undertaking and carrying out of urban renewal projects assisted under Title I of the Housing Act of 1949, as amended;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That any application to amend the Loan and Grant Contract No. Mass. R-35, dated January 25, 1967, for the purpose of seeking an increase of the Project Temporary Loan from \$43,542,391 to \$47,064,590; and increase of the Project Capital Grant from \$30,907,391 to \$34,429,590 is hereby approved, and that the Development Administrator is hereby authorized, for and on behalf of the Authority, to execute and file such Amendatory Application with the Department of Housing and Urban Development, and to provide such additional information and furnish such documents as may be required by said Department.

2. That the United States of America and the Housing and Home Finance Administrator be, and they hereby are, assured of full compliance by the Authority with regulations effectuating Title VI of the Civil Rights Act of 1964.

11A

June 27, 1968

MEMORANDUM

To: Boston Redevelopment Authority

From: Hale Champion, Development Administrator

Subject: Increase in Government Center Project Expenditures Budget

The Government Center Project is in its 7th year of execution, beginning with Early Land Acquisition in October, 1961. The original budget was estimated for a 4-year period; a subsequent amendment approved September 28, 1966, extended this period to July 28, 1968. It is now apparent that a much more realistic date will be December 31, 1970.

Costs estimated through July, 1968 are thus inadequate to sustain this project to its new termination date in 1970. For this and other reasons which will be indicated below, it becomes necessary to submit a revised Project Expenditures Budget and an amendment of the Loan and Grant contract.

The needed funds will increase the Temporary Loan by \$3,522,199 and the total Federal Capital Grant by the same amount.

The increase is attributable primarily to the following:

- 1) Increased administrative expenses resulting from extension of project execution period to December 31, 1968. (\$339,180)
- 2) Early in 1969, the major buildings left will be demolished and cost requirements will cease. Estimated cost of this demolition will be \$316,000 plus Payments-in-Lieu-of-Taxes to the City of \$500,000.
- 3) Interest charges covering the proposed extended period, plus higher rates, will add an additional \$1,000,000 to the currently approved budget figure.
- 4) Increased cost of real estate acquisition. (\$1,400,000)

I recommend the Authority adopt the attached Resolution authorizing the filing of an amendatory application for a Temporary Loan and Capital Grant Contract.

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
URBAN RENEWAL PROGRAM

APPLICATION FOR LOAN AND GRANT

PROJECT LOCALITY
Boston, Massachusetts

PROJECT NAME
Government Center

PROJECT NUMBER
Mass. R-35

DATE RECEIVED (To be filled in by HUD)

INSTRUCTIONS: Prepare original and required copies for HUD. Place original in Binder No. 1, copies in remaining Binders.

A. CORPORATE NAME OF APPLICANT

B. TYPE OF APPLICATION

- ☒ Temporary Loan and/or Capital Grant, for project execution [Complete all blocks]
☐ Temporary Loan, for early land acquisition [Leave Blocks D and E Blank]

C. SUBMISSION

- ☐ Initial application
☒ Revision of previously approved application dated _____, 19____, for purpose of:
☐ Change in project area boundaries ☐ Revision in Relocation Grant
☒ Revision in Temporary Loan ☐ Revision in Rehabilitation Grant
☒ Revision in Project Capital Grant ☐ Other (Explain)

D. REPAYMENT OF ADVANCES

Upon undertaking this project, the Applicant will repay, with interest, Title I advances in the sums indicated and in accordance with the contract shown below:

ADVANCE CONTRACT NUMBER	AMOUNT OF CONTRACT	AMOUNT ADVANCED UNDER CONTRACT
R-35 (A)	\$ 264,655	\$ 264,655
R-45 (GN)	\$ 182,300	\$ 182,300
	\$	\$

E. EXISTING FEDERAL AUTHORIZATIONS

Estimated survey and planning costs for this project, in accordance with the most recent approved Survey and Planning Budget No. 4, approved on May 28, 1963: \$ 264,655

F. TYPE AND AMOUNT OF FUNDS BEING APPLIED FOR

TYPE (Check applicable items)	TOTAL AMOUNT	COMPLETE ONLY IF REVISION
		AMOUNT OF CHANGE (+) or (-)
<input checked="" type="checkbox"/> TEMPORARY LOAN	\$ 47,064,590	(+) \$ 3,522,199
<input checked="" type="checkbox"/> PROJECT CAPITAL GRANT <input checked="" type="checkbox"/> 2/3 Basis <input type="checkbox"/> 3/4 Basis: <input type="checkbox"/> Limited project costs <input type="checkbox"/> Municipality with population of 50,000 or less <input type="checkbox"/> In Redevelopment Area, municipality with population of more than 50,000	\$ 34,429,590	(+) \$ 3,522,199
<input type="checkbox"/> RELOCATION GRANT	\$	() \$
<input type="checkbox"/> REHABILITATION GRANT	\$	() \$

G. PROGRAM

☐ Title I of the Housing Act of 1949, as amended to date

☐ Title I of the Housing Act of 1949, as amended prior to the Housing Act of 1954

H. CATEGORY OF PROJECT ELIGIBILITYEnter Roman number designation as checked on Form HUD-6120, *Summary of Project Data*: VIf project is under "disaster area" provisions of Section III of Title I, check here: ☐**I. APPLICATION**

The Applicant hereby applies to the United States of America for the financial assistance indicated in Block F above, under the provisions of Title I as identified in Block G above, to aid in financing the project described in this application.

J. SUPPORTING DOCUMENTATION

The documentation submitted in support of this application shall be considered part of this application.

K. ESTIMATED COMPLETION DATE OF PROJECT EXECUTION STAGE: Dec. 31, 19 70¹*(Complete the following estimated time schedule of major steps in executing the project)*

PROJECT ACTIVITY	NUMBER OF MONTHS		
	TOTAL FOR ACTIVITY (a)	FROM CONTRACT EXECUTION TO	
		START OF ACTIVITY (b)	COM. OF ACTIVITY (c)
1. Rehabilitation to meet project completion requirements		Sept., 1963	December, 1970
2. Land acquisition		Oct., 1961	July, 1964
3. Relocation of site occupants		Nov., 1961	January, 1969
4. Demolition and site clearance		Feb., 1962	May, 1969
5. Site preparation, including installation of project improvements		Dec., 1962	Dec., 1970
6. Disposition of land in project area		March, 1963	Dec., 1970
7. Financial settlement and project completion <i>(After completion of above activities)</i>		Oct., 1961	Dec., 1970

L. PROJECT AREA BOUNDARIES²

The project area herein described is the identical area covered by the Urban Renewal or Redevelopment Plan as approved by the governing body of the Local Public Agency on June 5,, 19 63.

*(Describe boundaries of project as set forth in each Plan and attach to this application)***M. EXECUTION**

IN WITNESS WHEREOF, the applicant has caused this application to be executed in its name, and its seal to be hereunto fixed and attested, this _____ day of _____, 19____.

[SEAL]

BOSTON REDEVELOPMENT AUTHORITY*Corporate Name of Applicant*

By _____

*Signature*DEVELOPMENT ADMINISTRATOR*Title*CITY HALL ANNEX*Address*BOSTON, MASSACHUSETTS 02108*City, State, and ZIP Code*

¹ For an Application for Early Land Acquisition Loan, enter estimated effective date of the Contract for Loan and Grant for project execution activities. Complete Lines 2, 3, and 4, and leave Lines 1, 5, 6, and 7 blank.

² For an Application for Early Land Acquisition Loan, delete the phrase "covered by the Urban Renewal or Redevelopment Plan as approved" and insert "described in the Resolution adopted".

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
URBAN RENEWAL PROGRAM

PROJECT COST ESTIMATE AND FINANCING PLAN

PROJECT LOCALITY

Boston, Massachusetts

PROJECT NAME

Government Center

INSTRUCTIONS: Submit original and a second signed copy in Binder No. 1, and copies in Binders No. 2, 3, 4, 5, 6, and 7.

PROJECT NUMBER

Mass. R-35

SUBMISSION (Check and complete the description which applies)

☐ ACCOMPANIES FINAL PROJECT REPORT

REVISES PROJECT COST ESTIMATE AND FINANCING PLAN

☐ SUBMITTED BY LPA ON _____, 19__

DATED _____, 19__

☒ ACCEPTED BY HUD ON _____, 19__

SECTION A. ESTIMATE OF GROSS AND NET PROJECT COSTS

LINE NO.	ITEM	TO BE COMPLETED BY LPA		TO BE COMPLETED BY HUD
		<input type="checkbox"/> INITIAL ESTIMATE OR <input type="checkbox"/> LATEST ACCEPTED ESTIMATE (a)	REVISED ESTIMATE (b)	ESTIMATE ACCEPTED BY HUD (c)
	ITEM 1 OF GROSS PROJECT COST:			
A-1	TOTAL PROJECT EXPENDITURES (from Form HUD-6220, line 19)	\$ 40,492,391	\$ 44,014,590	\$
	ITEM 2 OF GROSS PROJECT COST (Noncash Local Grants-in-Aid):			
A-2	Cash value of land donations (from Supporting Schedule 1)	-0-	-0-	
A-3	Demolition and removal work (from Supporting Schedule 2)	2,714	2,714	
A-4	Project or site improvements (from Supporting Schedule 3)	6,769,732	10,175,206	
A-5	Public or supporting facilities (from Supporting Schedule 4)	8,793,497	8,923,895	
A-6	Other noncash local grants-in-aid (from Supporting Schedule 5)	-0-	-0-	
A-7	TOTAL NONCASH LOCAL GRANTS-IN-AID (sum of lines A-2 through A-6)	\$ 15,565,943	\$ 19,101,815	\$
A-8	GROSS PROJECT COST (ITEM 1 plus ITEM 2) (line A-1 plus A-7)	\$ 56,058,334	\$ 63,116,405	\$
	PROCEEDS FROM PROJECT LAND:			
A-9	Sale price of project land to be sold	\$ 9,585,000	\$ 9,585,000	\$
A-10	Capital value imputed to project land to be leased	-0-	-0-	
A-11	Capital value of project land to be retained by LPA	-0-	-0-	
A-12	TOTAL PROCEEDS FROM PROJECT LAND (sum of lines A-9, A-10, and A-11)	\$ 9,585,000	\$ 9,585,000	\$
A-13	NET PROJECT COST (line A-8 minus A-12)	\$ 46,473,334	\$ 53,531,405	\$
	SHARING OF NET PROJECT COST:			
A-14	Net Project Cost of this project (from line A-13)	\$ 46,473,334	\$ 53,531,405	\$
A-15	Net Project Cost of other projects (if any) pooled with this project (from Supporting Schedule 6)	-0-	-0-	
A-16	Aggregate Net Project Costs for this and other projects (if any) in the pool (line A-14 plus A-15)	46,473,334	53,531,405	
A-17	Minimum local grants-in-aid required for this and other projects (if any) in the pool	15,491,111	17,843,802	
A-18	(Less) Total local grants-in-aid to be provided for other projects (if any) in the pool	-0-	-0-	
A-19	(Equals) Minimum local grants-in-aid required for this project (line A-17 minus A-18)	\$ 15,491,111	\$ 17,843,802	\$

SECTION A. ESTIMATE OF GROSS AND NET PROJECT COSTS (Continued)

LINE NO.	ITEM	TO BE COMPLETED BY LPA		TO BE COMPLETED BY HUD
		[] INITIAL ESTIMATE OR [] LATEST ACCEPTED ESTIMATE	REVIS ^o ED ESTIMATE	ESTIMATE ACCEPTED BY HUD
		(a)	(b)	(c)
	SHARING OF NET PROJECT COST: (Continued)			
	LOCAL GRANTS-IN-AID, THIS PROJECT:			
A-20	Noncash local grants-in-aid (from line A-7)	\$ 15,565,943	\$ 19,101,815	\$
A-21	Cash local grants-in-aid	-0-	-0-	\$
A-22	TOTAL LOCAL GRANTS-IN-AID FOR THIS PROJECT (line A-20 plus A-21) (must be not less than A-19)	\$ 15,565,943	\$ 19,101,815	\$
A-23	PROJECT CAPITAL GRANT (line A-14 minus A-22)	\$ 30,907,391	\$ 34,429,590	\$
A-24	RELOCATION GRANT (from Form HUD-6220, line 20)	\$ 3,050,000	\$ 3,050,000	\$
A-25	REHABILITATION GRANT (from Form HUD-6220, line 21)	\$ -0-	\$ -0-	\$
A-26	TOTAL FEDERAL CAPITAL GRANT (sum of lines A-23, A-24, and A-25)	\$ 33,957,391	\$ 37,479,590	\$

SECTION B. SOURCES OF FUNDS FOR PROJECT EXPENDITURES, RELOCATION PAYMENTS, AND REHABILITATION GRANTS

LINE NO.	ITEM	TO BE COMPLETED BY LPA		TO BE COMPLETED BY HUD
		[] INITIAL ESTIMATE OR [] LATEST ACCEPTED ESTIMATE	REVIS ^o ED ESTIMATE	ESTIMATE ACCEPTED BY HUD
		(a)	(b)	(c)
B-1	Total cash requirements for project expenditures, Relocation Payments, and Rehabilitation Grants (sum of lines A-1, A-24, and A-25)	\$ 43,542,391	\$ 47,064,590	\$
	Cash local grants-in-aid:			
	SOURCE OF CASH	ACTUAL OR ESTIMATED DATE OF RECEIPT		
B-2		\$	\$	\$
B-3				
B-4				
B-5	Real estate tax credits (from Form HUD-6220, line 6b)			
B-6	Total cash local grants-in-aid (sum of lines B-2 through B-5)	\$	\$	\$
B-7	Total funds to be applied to project expenditures, Relocation Payments, and Rehabilitation Grants, from short-term borrowings other than those on line B-9 below	\$	\$	\$
B-8	Subtotal (line B-6 plus B-7)	\$	\$	\$
B-9	PROJECT TEMPORARY LOAN THROUGH DIRECT OR PRIVATE FINANCING UNDER LOAN AND GRANT CONTRACT (line B-1 minus B-8)	\$ 43,542,391	\$ 47,064,590	\$

SECTION C. SOURCES OF FUNDS FOR REPAYMENT OF PROJECT TEMPORARY LOAN

LINE NO.	ITEM	TO BE COMPLETED BY LPA		TO BE COMPLETED BY HUD
		<input type="checkbox"/> INITIAL ESTIMATE OR <input checked="" type="checkbox"/> LATEST ACCEPTED ESTIMATE (a)	REVISED ESTIMATE (b)	ESTIMATE ACCEPTED BY HUD (c)
C-1	TOTAL PROCEEDS FROM PROJECT LAND (from line A-12)	\$9,585,000	\$9,585,000	\$
C-2	Project capital grant (from line A-23)	30,907,391	34,429,590	
C-3	Relocation Grant (from line A-24)	3,050,000	3,050,000	
C-4	Rehabilitation Grant (from line A-25)	--	--	
C-5	TOTAL (sum of lines C-1 through C-4) (The sum shown on this line must be equal to amount shown on line B-9, above)	\$43,542,391	\$47,064,590	\$

Acceptance of the estimates submitted is hereby requested.

Date

Signature of Authorized Officer

BOSTON REDEVELOPMENT AUTHORITY

Local Public Agency

DEVELOPMENT ADMINISTRATOR

Title

ACCEPTANCE

The estimates are accepted as indicated in the appropriate column.

Date

Signature

Title

SUPPORTING SCHEDULES

SCHEDULE 1. LAND DONATIONS (Land Parcels or Land Interests)

IDENTIFICATION (a)	NAME OF DONOR (b)	ESTIMATED CASH VALUE SUBMITTED BY LPA (c)	TO BE COMPLETED BY HUD
			ESTIMATED CASH VALUE ACCEPTED BY HUD (d)
		\$	\$
CASH VALUE OF LAND DONATIONS (Enter on line A-2)		\$	\$

SCHEDULE 2. DEMOLITION AND REMOVAL WORK—NONCASH LOCAL GRANTS-IN-AID
(Include work which has been or will be provided)

IDENTIFICATION OF DEMOLITION OR REMOVAL WORK JOBS (a)	NAME OF PROVIDING ENTITY (b)	ESTIMATED NET COST SUBMITTED BY LPA (c)	TO BE COMPLETED BY HUD
			ESTIMATED NET COST ACCEPTED BY HUD (d)
23-32 Howard Street	City of Boston	\$ 2,714	\$ 2,714
TOTAL DEMOLITION AND REMOVAL WORK TO BE CHARGED TO ITEM 2 OF GROSS PROJECT COST (Enter on line A-3)		\$ 2,714	\$ 2,714

SCHEDULE 3. PROJECT OR SITE IMPROVEMENTS—NONCASH LOCAL GRANTS-IN-AID

IDENTIFICATION (a)	NAME OF PROVIDING ENTITY (b)	ESTIMATE SUBMITTED BY LPA			TO BE COMPLETED BY HUD	
		TOTAL COST (c)	CHARGE TO PROJECT ¹		ESTIMATE ACCEPTED BY HUD	
			% (d)	AMOUNT ((c) X (d)) (e)	% (f)	AMOUNT (g)
Streets, sidewalks, underpass, overpass park, plaza	City of Boston	\$ 7,910,000	100	\$ 7,910,000		\$
Traffic Control	"	165,665	69.2	114,667		
Low Service Water	"	305,800	85.4	261,200		

¹If a special assessment against project-acquired land is involved, apply the percent of direct benefit to the project from the improvement to its total cost and subtract from that amount the total amount of the special assessment against the project-acquired land.

SUPPORTING SCHEDULES (Continued)

SCHEDULE 3. PROJECT OR SITE IMPROVEMENTS—NONCASH LOCAL GRANTS-IN-AID (Continued)

IDENTIFICATION (a)	NAME OF PROVIDING ENTITY (b)	ESTIMATE SUBMITTED BY LPA			TO BE COMPLETED BY HUD ESTIMATE ACCEPTED BY HUD	
		TOTAL COST (c)	CHARGE TO PROJECT ¹		%	AMOUNT (f)
			% (d)	AMOUNT ((c) X (d)) (e)		AMOUNT (g)
High Service Water	City of Boston	\$ 218,950	88.5	\$ 193,700		\$
High Pressure Fire	"	294,300	84.3	248,100		
Sewers & Drains	"	900,000	83.5	751,500		
Lighting	"	378,075	84.5	319,575		
Police Signals	"	308,938	77.7	240,198		
Fire Alarm Signals	"	120,146	84.4	101,366		
Street Signs	"	22,900	84.1	19,270		
Pavement Markings	"	23,070	67.8	15,630		
TOTAL PROJECT OR SITE IMPROVEMENTS TO BE CHARGED TO ITEM 2 OF GROSS PROJECT COST (Enter on line A-4)				\$ 10,175,206		\$

SCHEDULE 4. PUBLIC OR SUPPORTING FACILITIES

IDENTIFICATION (a)	NAME OF PROVIDING ENTITY (b)	ESTIMATE SUBMITTED BY LPA			TO BE COMPLETED BY HUD ESTIMATE ACCEPTED BY HUD	
		TOTAL COST (c)	CHARGE TO PROJECT ¹		%	AMOUNT (f)
			% (d)	AMOUNT ((c) X (d)) (e)		AMOUNT (g)
Parking Garage	City of Boston	\$ 7,500,000	100	\$ 7,500,000		\$
Fire Station	"	350,000	20.3	71,050		
Police Station	"	1,400,000	7.5	105,000		
Off-Site Mains	"	71,970	100	71,970		
Central Artery	Comm. of Mass.	1,779,000	84.5	613,200		
MBTA Loop	Mass. Bay Transit Auth.	322,768	50.4	162,675		
Boundary Streets & Plazas	City of Boston	800,000	50	400,000		
TOTAL SUPPORTING FACILITIES TO BE CHARGED TO PROJECT (Enter on line A-5)				\$ 8,923,895		\$

¹ If a special assessment against project-acquired land is involved, apply the percent of direct benefit to the project from the improvement or facility to its total cost and subtract from that amount the total amount of the special assessment against the project-acquired land.

SCHEDULE 5. OTHER NONCASH LOCAL GRANTS-IN-AID (Including Sec. 112 educational institutions or hospitals; Sec. 107(b) low-rent public housing.)

SCHEDULE 6. NET PROJECT COST OF OTHER PROJECTS POOLED WITH THIS PROJECT (From latest accepted Form HUD-6200, line A-13, for the following projects:)

224279-P Rev. 1/68

ATTACHMENT A TO FORM II-6200 - GOVERNMENT CENTER

Schedules 1 and 2 remain the same as those approved on the last budget.

Schedule 3 "Project on-site Improvements - Non-Cash Local Grants-in-aid" has been revised to reflect the increase in costs of site improvements in Government Center. Changes are based on more up-to-date engineering estimates. The net change in cost is an increase of \$3,405,474 over estimates in the most recently approved budget. The cost is attributable to increases in sewer and drain installations in Pemberton Square plus increases in street and plaza costs.

Schedule 4 "Public or Supporting Facilities". This section remains the same as the previous budget request (including the 50.4% of the MBTA Loop pending approval).

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
URBAN RENEWAL PROGRAM

PROJECT EXPENDITURES BUDGET

PROJECT LOCALITY

Boston, Massachusetts

PROJECT NAME

Government Center

PROJECT NUMBER

Mass. R-35

BUDGET NO.

5

INSTRUCTIONS: Initial Budget: Prepare original and 8 copies for HUD. Submit original and 4 copies in Binder No. 1, and copies in Binders No. 2, 3, 4, and 5. Revised Budget: If with amendatory application, follow "Initial Budget" instructions. Otherwise, submit original and 4 copies to HUD.

DATES OF BUDGET APPROVALS (Complete for revision only)

Budget No. 1, July 28, 1964 Latest Approved Budget (No. 4), _____, 19____

LINE NO.	ACTIVITY CLASSIFICATION ¹	TO BE COMPLETED BY LPA			TO BE FILLED IN BY HUD
		USE ONLY FOR REVISED BUDGET		BUDGET REQUESTED FOR <u>77</u> MONTHS (c)	BUDGET APPROVED FOR ____ MONTHS (d)
		LATEST APPROVED BUDGET (a)	ADJUSTMENT (+ OR -) (b)		
1	TOTAL SURVEY AND PLANNING EXPENDITURES (Includes all costs incurred, costs estimated to be incurred, and interest on advances to repayment date) (R 1401, R 1403, R 1404)	\$ 512,400	\$ -0-	\$ 512,400	\$
2	PROJECT EXECUTION EXPENDITURES:				
	Administration:				
	a. Administrative overhead and services (R 1410.01, R 1410.09, R 1410.16, R 1410.19, R 1416)	3,633,059	+ 339,180	3,972,239	
	b. Travel (R 1410.05)	-0-	-0-	-0-	
3	Office furniture and equipment (R 1475)	-0-	-0-	-0-	
4	Legal services (R 1410.024, R 1415)	171,500	+ 34,000	205,500	
5	Survey and planning (R 1410.021, R 1430)	20,000	+ 73,100	93,100	
6	Acquisition expenses (R 1410.022, R 1440.02 through R 1440.06)	474,600	-0-	474,600	
7a	Temporary operation of acquired property—Profit (—) or Loss (+) (R 1410.027, R 1448)	-0-	+ 816,000	816,000	
7b	Amount included in Line 7a as real estate tax credits (R 1448.038)	[-0-]	[-0-]	[-0-]	[]
8	Relocation and Community organization, excluding Relocation Payments (R 1410.023, R 1443)	170,000	-0-	170,000	
9	Site clearance—Proceeds (—) or Cost (+) (R 1410.025, R 1450)	6,672,900	-0-	6,672,900	
10	Project or site improvements (R 1410.026, R 1455)	663,000	-0-	663,000	
11	Disposal, lease, retention costs (R 1410.028, R 1445)	44,600	(-) 1,800	42,800	
12	Rehabilitation and conservation, excluding Rehabilitation Grants (R 1410.029, R 1460)	-0-	-0-	-0-	
13	Interest (R 1420.013, R 1420.02)	2,513,990	1,070,500	3,584,490	
14	Other income (—) (R 1449)	(-) 517,700	- 155,000	(-) 672,700	(-)

For a project on a three-fourths capital grant basis with limited project costs, enter zero on Lines 1 through 7b.

Approval of the Project Expenditures Budget in the amounts and for the time period shown in Column (c) is hereby requested.

Local Public Agency

Signature of Authorized Officer

Title

Title

SUPPORTING SCHEDULE

PROJECT OR SITE IMPROVEMENTS CHARGED AS PROJECT EXPENDITURES

IDENTIFICATION	TO BE COMPLETED BY LPA			TO BE FILLED IN BY HUD	
	TOTAL COST	CHARGE TO PROJECT		%	AMOUNT
		%	AMOUNT		
1. Rough Grading	\$ 102,500	100	\$ 102,500		\$
2. Removal and backfill of streets and sidewalks	43,590	100	43,590		
3. Site Preparation, Contract No. 1 New Sudbury Street Paving. (See HHFA approval letter of November 18, 1965, Funds transferred from No. 2 above. Change to Item II relected in attached Form H-6200)	116,910	100	116,910		
4. Excavation and Demolition of Cornhill Subway to build underground service roadway. Site Preparation Contract No. 2	400,000	100	400,000		
TOTAL PROJECT OR SITE IMPROVEMENTS TO BE CHARGED TO ITEM 1 OF GROSS PROJECT COST			\$ 663,000		\$

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
URBAN RENEWAL PROGRAM

DATA SUPPORTING PROJECT EXPENDITURES BUDGET

INSTRUCTIONS: Prepare original and 4 copies for HUD. If part of an initial or amendatory application, submit original in Binder No. 1, copies in Binders No. 2, 3, 4, and 5. If not part of an application, do not submit in binders.

PROJECT LOCALITY
Boston, Massachusetts

PROJECT NAME
Government Center

PROJECT NUMBER
Mass. R-35

Accompanies Form HUD-6220 dated _____, 19__

HUD-6220 LINE NO.	ACCOUNT NUMBER	EXPLANATION	AMOUNT CHARGEABLE TO BUDGET (a)	LINE TOTAL (b)																																		
1	R 1401; R 1403; R 1404	SURVEY AND PLANNING EXPENDITURES																																				
		Total estimated survey and planning costs other than interest	\$512,400																																			
	R 1420.011; R 1420.012	Interest on Federal advances																																				
	R 1420.02	Interest on other borrowed funds																																				
		LINE 1 TOTAL		\$512,400																																		
2 3 4		ADMINISTRATION OFFICE FURNITURE AND EQUIPMENT LEGAL SERVICES																																				
Entries on these lines of Form HUD-6220 shall be supported by a narrative statement explaining the cost estimates and the basis of any proration of the costs to this project.																																						
5		SURVEY AND PLANNING																																				
		Attach a narrative statement describing the nature of the survey and planning work, including reference to any previous HHA or HUD approval for such work in the project execution stage.		\$93,100																																		
6	R 1410.022	ACQUISITION EXPENSES																																				
		LPA salaries and wages - Acquisition (from Form HUD-630)	\$ - -																																			
	R 1440.02	Contracts for acquisition appraisals	173,000																																			
	R 1440.03	Option negotiations	35,000																																			
	R 1440.04	Title information	112,000																																			
	R 1440.05	Sundry acquisition costs - Direct Purchase	30,000																																			
	R 1440.06	Sundry acquisition costs - Condemnation	124,600																																			
		LINE 6 TOTAL		\$ 474,600																																		
7a	R 1410.027	TEMPORARY OPERATION OF ACQUIRED PROPERTY																																				
		LPA salaries and wages - Management (from Form HUD-630)	\$																																			
	R 1448.01	Gross income from temporary operation	\$6,202,000																																			
		<table border="1"> <thead> <tr> <th>CLASS OF LESSEE</th> <th>NO. OF PROP-ERTIES</th> <th>AVERAGE RENTAL</th> <th>UNIT MOS. OF MGMT.</th> <th>TOTAL INCOME</th> </tr> </thead> <tbody> <tr> <td>Residential</td> <td>450</td> <td>\$ 40</td> <td>1,800</td> <td>\$72,000</td> </tr> <tr> <td>Commercial</td> <td>1,000</td> <td>306</td> <td>20,200</td> <td>6,180,000</td> </tr> <tr> <td>Industrial</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Institutions</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total Earned Income</td> <td>\$6,252,000</td> </tr> <tr> <td colspan="4">Less Rent Write-offs R-1448.04</td> <td>\$50,000</td> </tr> </tbody> </table>	CLASS OF LESSEE	NO. OF PROP-ERTIES	AVERAGE RENTAL	UNIT MOS. OF MGMT.	TOTAL INCOME	Residential	450	\$ 40	1,800	\$72,000	Commercial	1,000	306	20,200	6,180,000	Industrial					Institutions					Total Earned Income				\$6,252,000	Less Rent Write-offs R-1448.04				\$50,000	
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For a project on a three-fourths capital grant basis with limited project costs, enter zero on lines 1, 5, 6, and 7a.

HUD-6220 LINE NO.	ACCOUNT NUMBER	EXPLANATION	AMOUNT CHARGEABLE TO BUDGET (a)	LINE TOTAL (b)
7a (Cont'd)		TEMPORARY OPERATION OF ACQUIRED PROPERTY (Cont'd.)		
	R 1448.031; R 1448.032; R 1448.033; R 1448.035	Repairs and normal maintenance; janitorial wages and supplies and watchmen wages; fuel, light, power; sewerage and water rentals	\$ 1,800,000	
	R 1448.034	Insurance	175,000	
	R 1448.036	Real estate tax payments	5,000,000	
	R 1448.037	Management contracts	36,000	
	R 1448.038	Charges in lieu of real estate taxes	---	
	R 1448.039	Temporary on-site moves	7,000	
		LINE 7a TOTAL (R1448.01 minus other amounts; if income exceeds costs, show as minus amount)		\$816,000
8		RELOCATION AND COMMUNITY ORGANIZATION, EXCLUDING RELOCATION PAYMENTS		
	R 1410.023	LPA salaries and wages - Relocation (from Form HUD-630)	\$ ----	
		LPA salaries and wages - Community Organization (from Form HUD-630)	---	
	R 1443.01	Contracts for relocation planning and execution	\$170,000	
		Contracts for community organization services	---	
	Attach a narrative statement giving the sources and basis of estimates for community organization costs.			
	LINE 8 TOTAL			\$170,000
9		SITE CLEARANCE		
	R 1410.025	LPA salaries and wages - Site Clearance (from Form HUD-630)	\$ ----	
	R 1450	Contracts for preparation of contract documents	---	
		Net cost (+) or proceeds (-) of site clearance work, exclusive of above amounts	(+) 6,672,900	
		Buildings and other structures	(+) \$1,861,000	
		Sidewalks and pavements	()	
		Capping of utility lines	()	
		MBTA Relocation	(+) 41,200	
		" " "	(+) 4,770,700	
		(Minus) Total credits for salvage and structures sold, if work will be done by LPA force account or if such credits are calculated separately for contract work	(-)	
		Site clearance work will be performed by <input type="checkbox"/> LPA force account <input type="checkbox"/> Contract		
	Attach a narrative statement giving the sources and basis of estimates, including identification of any work involving unusually high costs.			
	LINE 9 TOTAL			\$6,672,900

* For a project on a three-fourths capital grant basis with limited project costs, enter zero on line 7a.

HUD-620 LINE NO.	ACCOUNT NUMBER	EXPLANATION	AMOUNT CHARGEABLE TO BUDGET (a)	LINE TOTAL (b)
10		PROJECT IMPROVEMENTS		
	R 1410.0 26	LPA salaries and wages - Project Improvements (from Form HUD-630)	\$ ---	
	R 1455	Contracts for preparation of contract documents	---	
		Project Improvements (from Form HUD-6220, Supporting Schedule)	663,000	
Attach a narrative statement giving the sources and basis of estimates of project improvements, or referring to such data in the accompanying Project Improvements Report.				
LINE 10 TOTAL				\$ 663,000
11		DISPOSAL, LEASE, RETENTION COSTS		
	R 1410.028	LPA salaries and wages - Disposition (from Form HUD-630)	\$ ---	
	R 1445.01	Disposition appraisals, boundary surveys, and maps	\$14,500	
	R 1445.02	Commissions and fees	---	
	R 1445.03	Sundry disposition costs	\$28,300	
LINE 11 TOTAL				\$ 42,800
12		REHABILITATION AND CONSERVATION, EXCLUDING REHABILITATION GRANTS		
	R 1410.0 29	LPA salaries and wages - Rehabilitation and Conservation (from Form HUD-630)	\$ ---	
	R 1460	Contracts for technical and administrative services for rehabilitation and conservation program	- 0 -	
Attach a narrative statement giving the sources and basis of estimates of the above amounts.				
LINE 12 TOTAL				\$ - 0 -
13		INTEREST		
Attach a narrative statement giving the sources and basis of estimates of interest costs.				
14		OTHER INCOME		
	R 1449	Source of LPA income other than covered in Line 7a or 9		
			\$672,700	
LINE 14 TOTAL				\$672,700
17		REAL ESTATE PURCHASES		
Attach a narrative statement giving a justification for the estimate for real estate purchases, including reference to appraisal reports and breakdown of estimated acquisition cost showing separately estimates for project land and compensation for consequential damage, if any, to real or personal property that is not to be acquired. Also include a schedule showing, on a quarterly basis, the proposed land acquisition activity for each segment of the project.				

HHS-62a LINE NO.	ACCOUNT NUMBER	EXPLANATION	AMOUNT CHARGEABLE TO BUDGET (a)	LINE TOTAL (b)
21	R 1501	RELOCATION PAYMENTS 100% REIMBURSABLE TO LPA		
		TYPE OF PAYMENT AND CLASS OF PAYEE	ESTIMATED NUMBER TO RECEIVE PAYMENTS	ESTIMATED AVERAGE AMOUNT
		a. TOTAL MOVING EXPENSES AND ACTUAL DIRECT LOSS OF PROPERTY		\$
		b. Individuals	100	\$ 5
		c. Families	350	90
		*d. Business concerns	830	3,455
				2,868,000
		e. TOTAL SETTLEMENT COSTS AND RELATED CHARGES	---	---
		f. Individuals	---	\$ ---
		g. Families	---	---
		h. Business concerns	---	---
		i. TOTAL RELOCATION ADJUSTMENT PAYMENTS	---	---
		j. Elderly individuals	---	\$ ---
		k. Families	---	---
		l. TOTAL SMALL BUSINESS DISPLACEMENT PAYMENTS	40 35	1,500 2,500
				60,000 90,000
		LINE 21 TOTAL (a + e + i + l)		\$3,050,000
		* Has LPA elected to make payments for moving expenses in excess of \$25,000? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
		If Yes: A. Estimated number of business concerns to receive payment in excess of \$25,000: <u>1</u>		
		B. Estimated total amount of moving expenses in excess of \$25,000: \$ <u>14,000</u>		
		C. Portion of line B amount to be paid with Federal relocation grant and included in line e amount above: \$ <u>9,333</u>		
		D. Portion of line B amount to be paid out of nonproject funds: \$ <u>4,667</u>		
22	R 1502	REHABILITATION GRANTS 100% REIMBURSABLE TO LPA		
		a. Total number of owner-occupied, one- or two-family residential properties which are to be rehabilitated in accordance with objectives of Urban Renewal Plan		N.A.
		b. Estimated number of such properties for which a Rehabilitation Grant will be made		
		c. Estimated average amount of Rehabilitation Grant		\$
		LINE 22 TOTAL (line b X line c)		\$ N.A.

NARRATIVE SUPPORTING GOVERNMENT CENTER PROJECT

EXPENDITURE BUDGET FORM H-6121

The total Project Expenditures Budget for the Government Center Urban Renewal Project, Mass. R-35, is currently approved in the amount of \$40,492,391. The Relocation Grant is approved in the amount of \$3,050,000.

It is estimated that an additional sum of \$3,281,220 will be required to carry the project through to completion. The completion date is estimated to be December 31, 1970. The total Project Expenditure Budget will be increased to \$43,773,611.

The Relocation Grant will be adequate to our needs.

Outlined below is an explanation and justification of projected costs:

Line 2a - Administration

Approved Budget		\$3,633,059
Expenditures	\$3,148,750	
Encumbrances	<u>-0-</u>	<u>3,148,750</u>
Balance		483,209
Additional Budget Requested		<u>339,180</u>
Total Budget Requested		<u>\$3,972,239</u>

Line 2a is computed on 10% of the total of lines 4 through 13 and line 17 (3,391,800 x 10%).

With a current balance in the account of approximately \$480,000, an additional \$100,000 will be required to complete the project.

Line 4 - Legal Services

Approved Budget		\$171,500
Expenditures	\$179,800	
Encumbrances	<u>15,300</u>	<u>195,100</u>
Overrun		(-) 23,600
Additional Budget Requested		<u>34,000</u>
Total Budget Requested		<u>\$205,500</u>

The present budget allows \$171,500 for legal services. Of this amount, \$66,000 was for general legal consultants, \$101,500 for legal services for acquisition - condemnation cases and \$4,000 for operation of acquired property.

The budget for general legal consultants has proven to be inadequate. The project has incurred costs to date of \$96,000 and an additional estimated \$2,000 will be required to complete the project. Legal services for acquisition - condemnation cases are running within budget. Costs for legal expenses for operation of acquired property to date are \$5,000; and an additional \$1,000 is requested to complete the project.

	<u>Budget</u>	<u>Expended</u>	<u>Additional</u>	<u>Required</u>
General Legal	\$ 66,000	\$96,000	\$2,000	\$32,000
Acq. Condem.	101,500			
Oper. of Prop.	<u>4,000</u>	<u>5,000</u>	<u>1,000</u>	<u>2,000</u>
	<u>\$171,500</u>			<u>\$34,000</u>

The net cost projection for legal services is \$205,000.

Line 5 - Survey and Planning

Approved Budget		\$20,000
Expenditures	\$49,200	
Encumbrances	<u>4,500</u>	<u>53,700</u>
Overrun		(-) 33,700
Additional Budget Requested		<u>73,100</u>
Total Budget Requested		<u>\$93,100</u>

On the last budget revision, a sum of \$19,600 was transferred from Line 5 to Line 11. Funds transferred to cover costs of 2 contracts included in this transfer are:

- 1) Barton-Aschman - (Traffic Study)
December, 1962 - \$2,100
Approved by HHFA
- 2) Meredith & Grew (Real Estate
Acquisition consultants) July 23, 1962
\$12,000. Approved by HHFA.

These are both multi-project Survey and Planning contracts and the Government Center project share is the figure used in our budget. We therefore request that a sum of \$14,100 be transferred back/from Line 11. to Line 5

One additional contract has been executed since the last revision:

- 1) Kallmann, McKinnell, Campbell, Aldrich & Nulty (Street Furniture Consultant) Original contract amount \$40,000 approved by HUD October 28, 1966 plus revision in the amount of \$12,000 pending approval.

It is requested that funds be transferred from contingencies to cover these contracts. In addition an estimated \$7,000 will be required to complete the project. It is requested that this amount be transferred from contingencies.

The total additional amount is \$73,100 with \$14,100 transferred from Line 11 and \$59,000 transferred from Line 16 of the budget.

Line 6 - Acquisition Expenses

Approved Budget		\$474,600
Expenditures	\$464,900	
Encumbrances	<u>3,800</u>	<u>468,700</u>
Balance		5,900
Additional Budget Requested		<u>-0-</u>
Total Budget Requested		<u>\$474,600</u>

The total budgeted figure for Acquisition Expenses is expected to be adequate to complete the project.

On the latest budget revision \$12,000 was transferred to this line from Line 5 pending documentation. This amount was for expenditures for the Whitman, & Howard contract dated 11/1/62 and amended 3/11/63 (approved by HHFA) for engineering consulting services. The total contract amount was \$21,100 and is within the approved budget figure.

Line 7a - Temporary Operation of Acquired Property

Approved Budget		\$ - 0 -
Expenditures	\$378,500	
Encumbrances	<u>-0-</u>	<u>\$378,500</u>
Overrun		(-) 378,500
Additional Budget Requested		<u>816,000</u>
Total Budget Requested		<u>\$816,000</u>

The last budget revision pared this item to the bone. It was assumed that the rental income would support the expenses incurred for the remainder of the project. This proved to be a mistake; income is not as great as predicted and expenses have been greater, giving an overrun of approximately \$400,000 to date. This is due to the fact that in some cases buildings were vacated sooner than anticipated (cutting rent income) and demolition has been somewhat behind schedule (leaving unoccupied buildings standing that incur costs of maintenance). Early in 1969, the major buildings will be demolished and cost requirements will cease. It is anticipated that an additional \$316,000 will be required to carry the project through. This extension beyond the original completion date will also require an additional \$500,000 in P.I.L.O.T. This will result in a net increase of \$816,000.

Line 8 - Relocation Contracts

Approved Budget		\$170,000
Expenditures	\$168,000	
Encumbrances	<u>-0-</u>	<u>168,000</u>
Balance		2,000
Additional Budget Requested		-0-
Total Budget Requested		<u>\$170,000</u>

No Change

Line 9 - Site Clearances

Approved Budget		\$6,672,900
Expenditures	\$5,520,000	
Encumbrances	<u>358,000</u>	<u>5,878,000</u>
Balance		794,900
Additional Budget Requested		-0-
Total Budget Requested		<u>\$6,672,900</u>

No Change

Line 10 - Project Improvements

Approved Budget		\$663,000
Expenditures	\$600,600	
Encumbrances	<u>15,000</u>	<u>615,600</u>
Balance		47,400
Additional Budget Requested		-0-
Total Budget Requested		<u>\$663,000</u>

No Change

Line 11 - Disposal, Lease, Retention Costs

Approved Budget		\$44,600
Expenditures	\$42,400	
Encumbrances	<u>400</u>	<u>42,800</u>
Balance		<u>1,800</u>
Net Reduction in Budget (see below)		(-) 1,800
Total Budget Requested		<u>\$42,800</u>

On the latest approved budget, the amount of \$19,600 was transferred to this line from Line 5. It is requested that \$14,100 be transferred back - See Line 5 explanation above.

\$3,000 of this reserve amount should be applied against the Larry Smith Transient Housing Study Contract approved by HUD on October 14, 1964.

This will leave an approved budget of \$30,500. However, to date \$42,760 has been expended which leaves an overrun of \$12,300. It is therefore requested that \$12,300 additional be transferred from contingencies to cover this amount.

Line 12 - Rehabilitation

Approved Budget		- 0 -
Expenditures	- 0 -	
Encumbrances	<u>- 0 -</u>	<u>- 0 -</u>
Balance		- 0 -
Additional Budget Requested		- 0 -
Total Budget Requested		<u>- 0 -</u>

No Change

Line 13 - Interest

Approved Budget		\$2,513,990
Expenditures	\$2,568,450	
Encumbrances	<u>-0-</u>	<u>\$2,568,450</u>
Overrun		(-) 54,460
Additional Budget Requested		<u>1,070,500</u>
Total Budget Requested		<u>\$3,584,490</u>

The last budget revision proved to be inadequate to project needs. There is currently an overrun in our accounts of approximately \$54,000. This is due to several factors; first our total loan notes are running higher than we anticipated (\$5,000,000 budgeted and \$11,175,000 actual); second, the interest rates are higher than anticipated (3.0% budgeted and 3.3% actual).

In addition to the overrun the extended period of the project will increase the future needs. Additional needs are summarized as follows:

<u>Month</u>	<u>Year</u>	<u>New</u>	<u>Outstanding</u>	<u>Time</u>	<u>Rate</u>	<u>Amount</u>
Present Overrun						\$ 54,500
Presently Outstanding Until						
Sept.	1968		\$11,175,000	8 mos.	3.3	246,000
Sept.	1968	10,000,000	10,000,000	12 mos.	4.0	400,000
Sept.	1969	8,000,000	8,000,000	12 mos.	4.0	320,000
Sept.	1970	5,000,000	5,000,000	3 mos.	4.0	50,000
						<u>\$1,070,500</u>

Line 14 - Other Income

Approved Budget		(\$517,700)
Income to date	(\$672,000)	
Encumbrances	<u>-0-</u>	<u>(\$672,000)</u>
Balance		(\$154,300)
Additional Income Anticipated		<u>(\$155,000)</u>
Total Budget Requested		<u>(\$672,700)</u>

Present income in invested funds has exceeded the budgeted amount by approximately \$155,000.

It is not expected that a significant amount will be available for investment in the future.

Line 16 - Contingencies

Approved Budget		\$280,000
Expenditures	-0-	
Encumbrances	-0-	<u>-0-</u>
Balance		\$280,000
Additional Budget Requested		(-) <u>80,000</u>
Total Budget Requested		<u>\$200,000</u>

It is requested that a minimum of \$200,000 of the remaining budgeted funds for contingencies be retained. This reduction covers the transfers discussed above.

Line 17 - Real Estate Purchases

Approved Budget		\$25,600,000
Expenditures	\$25,748,000	
Encumbrances	<u>-0-</u>	<u>25,748,000</u>
Overrun		(-) 148,000
Additional Budget Requested		<u>1,400,000</u>
Total Budget Requested		<u><u>\$27,000,000</u></u>

The total cost to settle real estate purchases to date has been \$25,750,000. Staff estimates, based on past Government Center court settlements, indicate an additional cost of \$1,250,000 or a total cost of \$27,000,000.

Line 18 - Project Inspection

Approved Budget		\$254,042
Expenditures	-0-	
Encumbrances	-0-	<u>-0-</u>
Balance		\$254,042
Additional Budget Requested		<u>24,420</u>
Total Budget Requested		<u><u>\$278,462</u></u>

Estimated project inspection fee (0.75% of the increase of Lines 15, 16, 17, and 21).

(\$3,256,000 X 0.75 = \$24,420)

Line 21 - Relocation Payments

Approved Budget		\$3,050,000
Expenditures	\$2,782,100	
Encumbrances	<u>-0-</u>	<u>2,782,100</u>
Balance		267,900
Additional Budget Requested		<u>-0-</u>
Total Budget Requested		<u><u>\$3,050,000</u></u>

No Change

Line 22 - Rehabilitation Grants

Not applicable